

NOTES:

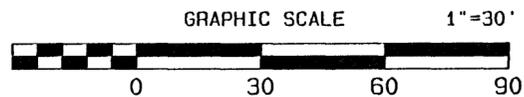
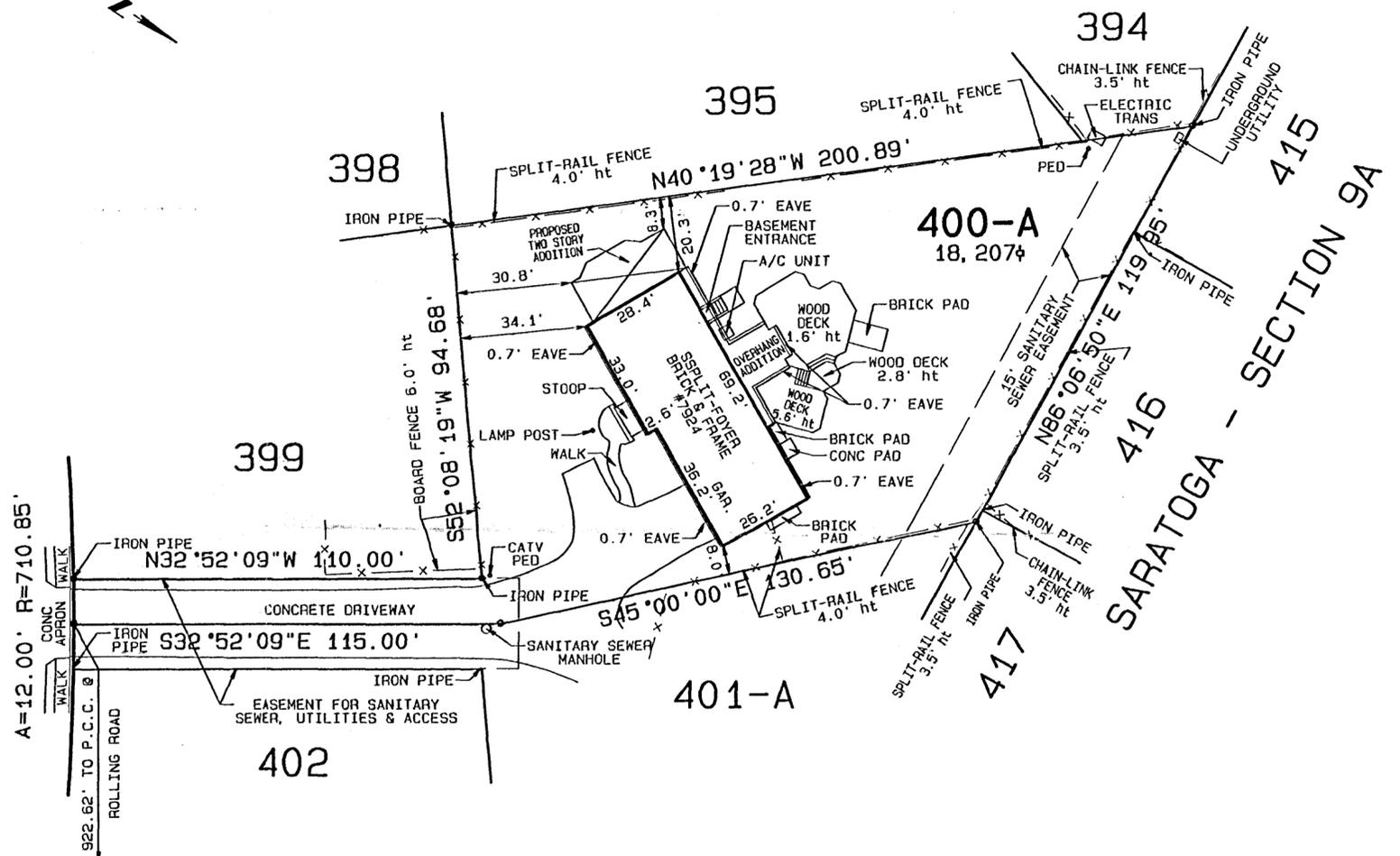
- TAX MAP 098-2-06-0400A
- PROPERTY SHOWN HEREON IS ZONED:
R-3C (R-3 w/CLUSTER DEV)
- MINIMUM YARD REQUIREMENTS IN ZONE R-3C
FRONT YARD: 20'
SIDE YARD: 8', BUT A TOTAL MINIMUM OF 20'
REAR YARD: 25'
- PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" AS PER INSURANCE RATE MAP COMMUNITY PANEL NUMBER 515525 0125 D EFFECTIVE DATE, MARCH 5, 1990.
- THE RECORD PLAT DOES NOT SHOW ANY UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE EFFECTING THIS PROPERTY.
- ELEVATION DATUM IS ASSUMED.

FLOOR AREA:	
EXISTING GROSS FLOOR AREA HOUSE	1,530 SQ. FEET
EXISTING GROSS FLOOR AREA OVERHANG	155 SQ. FEET
EXISTING GROSS FLOOR AREA GARAGE	520 SQ. FEET
EXISTING GROSS FLOOR AREA DECKS	726 SQ. FEET
PROPOSED GROSS FLOOR AREA ADDITION	680 SQ. FEET
TOTAL FLOOR AREA	3,611 SQ. FEET
EXISTING FLOOR AREA RATIO:	0.19

HEIGHT TABLE

EXISTING HOUSE HEIGHT IS 15.6'
PROPOSED ADDITION HEIGHT IS 15.3'

EDINBURGH DRIVE
80' WIDE



CASE NAME: ORTON	NO TITLE REPORT FURNISHED. PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE. FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP.
LARRY N. SCARTZ, LTD. LARRY N. SCARTZ LOCAL (703) 494-4181 CERTIFIED LAND SURVEYOR METRO (703) 690-4965 WOODBRIDGE, VIRGINIA FAX (703) 690-3999	



Application No. **SP 2008-MV-089**
 Approved
John J. Riddle
 Chairman, Board of Zoning Appeals

RECEIVED
 Department of Planning & Zoning
SEP 15 2008
 Zoning Evaluation Division

SPECIAL PERMIT PLAT
 LOT 400-A, SECTION 4
SARATOGA
 SPRINGFIELD MAGISTERIAL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE: 1"=30' DATE: AUGUST 27, 2008